



UPDATED MEETING POSTING

Original Posting Date: 2025 OCT 27 PM 02:06

Original Posting Number: T 890

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2025 NOV 03 AM 10:07
NANTUCKET TOWN CLERK
Posting Number: T 900

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, November 6, 2025, at 5PM

Location / Address | □
The meeting will be held in hybrid format.
In-person participation located in the Trailer, Room A, 131 Pleasant Street
Remote participation via Zoom Webinar. (Register at link below)
Information on viewing the meeting can be found at:
<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>
YouTube Link: https://youtube.com/live/i9fL7_XahJM

Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_QgF5WWUZSM2s4F1LvWR6QQ
□

Signature of Chair or Authorized Person | Jeff Carlson, Natural Resources Director
William Dell'Erba, Conservation Agent

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

NANTUCKET CONSERVATION COMMISSION

Meeting Notice/Agenda for Thursday, November 6, 2025, 5:00 P.M.

The meeting will be held in hybrid format.

In-person participation located in the PSF Community Room, 4 Fairgrounds Road

Remote participation via Zoom Webinar (Register at link below)

Information on viewing the meeting can be found at:

<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>

YouTube Link: https://youtube.com/live/i9fL7_XahJM

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*Indicates items not previously opened/discussed

I. Acceptance of the Agenda

II. Public Comment

III. Public Hearing

A. Notice of Intent- No Waiver Required

1. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924 (Gasbarro) **(cont 12/4)**
2. ACK KODA, LLC- 42 Shimmo Pond Road (43-126) SE48-3932 (Gasbarro)
3. Haffenreffer & Kidder- 10 Blue Heron Way (38-26.1) SE48-3931 (Haines)
4. 88 Pocomo Trust- 88 Pocomo Road (15-33 & 42) SE48-3934 (Rits)
5. 86 PR Trust U/D/T- 86 Pocomo Road (15-41) SE48-3933 (Rits)
6. *The Peterson Trust- 8 Jefferson Avenue (29-49) SE48-3936 (Gasbarro)
7. *17 Eat Fire Spring Road LLC- 17 Eat Fire Spring Road (20-58) SE48-3937 (Madden)

B. Notice of Intent- Waiver Required: Pre-January 1st Submissions

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)
2. The Summer House of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824 (Gasbarro)
3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)

C. Notice of Intent- Waiver Required

1. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro)
2. Ripley- 92 Washington Street (42.2.3-22) SE48-3927 (Vaccaro) **(cont 11/20)**
3. Scrambled LLC- 47 Hulbert Avenue (29-15) SE48-3935 (Santos)
4. *Nassif- 38 Wauwinet Road (20-21, 223, & 23) SE48- (Santos)

D. Amended Orders of Conditions- No Waiver Required (none)

E. Amended Orders of Conditions- Waiver Required (none)

F. Public Meeting

A. Orders of Conditions/ Amended Orders of Conditions- No Waiver Required

1. ACK KODA, LLC- 42 Shimmo Pond Road (43-126) SE48-3932 (Gasbarro)
2. Haffenreffer & Kidder- 10 Blue Heron Way (38-26.1) SE48-3931 (Haines)
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1. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro)
2. Scrambled LLC- 47 Hulbert Avenue (29-15) SE48-3735 (Santos)

3. *Nassif- 38 Wauwinet Road (20-21, 223, & 23) SE48- (Santos)
- D. Request for Delineation of Applicability- Delineation Only
 1. *Canopache Nominee Trust- 59 Baxter Road (48-8) (Gasbarro)
- E. Request for Determination of Applicability- Work Requested
 1. *Nantucket Islands Land Bank- 22 Massasoit Bridge Road (58-2) (Phelps)
 2. *Nantucket Islands Land Bank- 6 Wesco Place (42.4.3-49) (Phelps)
- F. Minor Modifications
 1. Buckland- 113 Hummock Pond Road (59-59) SE48-3330 (Bracken)
- G. Certificate of Compliance
 1. Doherty ACK LLC- Mariner Way (various) SE48-2740 (Santos)
- H. Extension Requests
 1. Madaket Land Trust- 3 Baltimore Street (60-19) SE48-3614 (Butler)
 2. Buckland- 113 Hummock Pond Road (59-59) SE48-3330 (Bracken)
- I. Other Business
 1. Approval of Minutes 8/21/2025, 09/04/2025, 09/18/2025, 10/02/2025
 2. Monitoring Reports
 3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
 4. Enforcement Actions/Potential Enforcement Actions
 5. Commissioner Comments
 6. Staff Reports